

ALABAMA REAL ESTATE MORTGAGE

Amount Financed \$ 93,370.84
Total of Payments \$ 129,528.00

The State of Alabama, JEFFERSON County. Know All Men By These Presents: That whereas, LARRY RAY BOOTS AND KAREN ANN BOOTS, Mortgagors, whose address is 2455 MAHASKA DR BIRMINGHAM, AL 35244, are indebted on their promissory note of even date, in the Total of Payments stated above, payable to the order of Wells Fargo Financial Alabama, Inc., Mortgagee, whose address is 1841 MONTGOMERY HWY SUITE 105 HOOVER, ALABAMA 35244, evidencing a loan made to Mortgagors by Mortgagee. The Amount Financed on said loan is stated above. Said Note is payable in monthly instalments and according to the terms thereof, payment may be made in advance in any amount at any time and default in paying any instalment shall, at the option of the holder of the Note and without notice or demand, render the entire unpaid balance thereof at once due and payable, less any required refund or credit of interest.

NOW, THEREFORE, in consideration of said loan and to further secure the payment of said Note or Notes executed and delivered to Mortgagee by Mortgagors at any time before the entire indebtedness secured hereby shall be paid in full, evidencing a refinancing of any unpaid balance of the Note above described, or renewal thereof, the Mortgagors hereby grant, bargain, sell and convey to the Mortgagee the following described real estate lying and being situated in SHELBY County, State of Alabama, to wit:

THE DESCRIPTION OF THE PROPERTY IS ON A SEPARATE FORM
ATTACHED TO THIS MORTGAGE/DEED OF TRUST, WHICH DESCRIPTION
IS PART OF THIS MORTGAGE/DEED OF TRUST

12/26/2001-56486
10:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 154.10

warranted free from all incumbrances and against any adverse claims.

TO HAVE AND TO HOLD the aforegranted premises, together with the improvements and appurtenances thereunto belonging, unto the said Mortgagee, its successors and assigns forever.

UPON CONDITION, HOWEVER, that if Mortgagors shall well and truly pay, or cause to be paid, the said Note or Notes, and each and all of them, and each and every instalment thereof when due, then this conveyance shall become null and void. But should Mortgagors fail to pay the Note or Notes, or any instalment thereof when due, or if any covenant herein is breached, then Mortgagee, its successors, assigns, agent or attorneys are hereby authorized and empowered to sell the said property hereby conveyed at auction for cash, in front of the Court House door in the County in which the said property is located, first having given notice thereof for four successive weeks by publication in any newspaper published in the County in which said property is located, and execute proper conveyance to the purchaser, and out of the proceeds of said sale the Mortgagee shall retain enough to pay said Note or Notes, and the balance, if any, pay over to the Mortgagors. The Mortgagee or its assigns are authorized to bid for said property and become the purchaser at said sale.

Mortgagors further specially waive all exemptions which Mortgagor now or hereafter may be entitled to under the Constitution and laws of this or any other State. Mortgagors agree to not sell or transfer the aforegranted premises, or any part, without Mortgagee's prior written consent and any such sale or transfer without Mortgagee's prior written consent shall constitute a default under the terms hereof. Whenever the context so requires plural words shall be construed in the singular.

IN TESTIMONY WHEREOF, Mortgagors have hereunto set their hands and affixed their seals this 13TH day of DECEMBER, 2001.

Witness: [Signature]

Witness: [Signature]

Larry Ray Boots (L.S.) ☐ SIGN HERE
Karen Ann Boots (L.S.) ☐ SIGN HERE
(If married, both husband and wife must sign)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, in and for said County in said State, hereby certify that LARRY RAY BOOTS AND KAREN ANN BOOTS, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 13th day of DECEMBER, 2001.

[Signature]
Notary Public
Notary Public, Alabama State At Large
My Commission Expires 11-17-2002

This instrument was prepared by: WESLEY LOUIS
AL-942-0700

Inst # 2001-56486

ADDENDUM FOR LEGAL DESCRIPTION OF MORTGAGE/DEED OF TRUST
DATED December 13, 2001.

LARRY RAY BOOTS

Larry Ray Boots

KAREN ANN BOOTS

Karen Ann Boots

LEGAL DESCRIPTION:

LOT 35, ACCORDING TO INDIAN VALLEY, SECOND SECTOR AS
RECORDED IN MAP BOOK 5, PAGE 75, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND
RIGHTS OF WAY OF RECORD.

ADDRESS: 2455 MAHASKA DR; BIRMINGHAM, AL 35244 TAX MAP
OR PARCEL ID NO.: 10-5-16-0-003-024.000

SUBJECT PROPERTY IS LOCATED IN SHELBY COUNTY

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